

Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on August 08, 2016, at 4:30 p.m. at the City of Yuma Council Chambers, One City Plaza, Yuma, AZ.



Summary

Planning and Zoning Commission Meeting

City Hall Council Chambers

One City Plaza

Monday, August 08, 2016, 4:30 p.m.

CALL TO ORDER 4:30 PM

INTRODUCTION OF NEW P&Z COMMISSIONER – THOMAS LUND

CONSENT CALENDAR — All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

DEFERRED TO THE
NEXT P&Z MEETING

June 27, 2016 (3 of 5 required: Hamel, Abplanalp, Hamersley, Pruitt, Sorenson)

WITHDRAWALS BY APPLICANT

None

TIME EXTENSIONS

None

CONTINUANCES

None

APPROVALS

1. **SUBD-14184-2016:** This is a request by Pro-Med of Yuma, LLC for approval of the preliminary plat for the Pro-Med Subdivision. This commercial subdivision will contain 9.13 acres and is proposed to create four lots. The property is located at the northwest corner of 24th Street and Ridgeview Drive, Yuma, AZ.

APPROVED

2. **SUBD-14339-2016:** This is a request by Dahl, Robins and Associates, on behalf of Park West Yuma Development LLC, for approval of the Final Plat for Park West Unit #3 Subdivision (formerly known as Park West Unit #5 Preliminary Plat). This subdivision will contain approximately 10.8 acres and is proposed to be divided into 36 residential lots, ranging in size from approximately 7,874 square feet to 14,915 square feet. The property is located at the southeast corner of 45th Avenue and 24th Street, Yuma, AZ.

APPROVED

PUBLIC HEARINGS — The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

1. **ZONE-14155-2016:** This is a request by Bobette Bauermann, on behalf of the City of Yuma, to rezone approximately 1.86 acres from the Agriculture (AG) District to the Light Industrial (L-I) District. The property is located at 925 S. Arizona Avenue, Yuma, AZ.

APPROVED

2. **CUP-14130-2016:** This is a request by Sternco Engineers, Inc., on behalf of GH Dairy, for a revision to an existing Conditional Use Permit (CU2002-002) to expand the processing and warehousing facility located in the Heavy Industrial (H-I) District. The property is located at 2505 S. Industrial Avenue, Yuma, AZ.

APPROVED

3. **CUP-14283-2016:** This is a request by Sternco Engineers, Inc., on behalf of RTB Enterprise LLP, to allow the manufacturing of thermal and acoustic insulation products within 600 feet of a residential zoning district and a residential use (InsulTech) in the Light Industrial (L-I) District. The property is located at 2180 S. Pacific Avenue, Yuma, AZ.

APPROVED

4. **CUP-14175-2016:** This is a request by Sunnyside Construction, LLC on behalf of Dallas Aviation, LLC, for a Conditional Use Permit to allow a contractor's office and workspace in the Light Industrial (L-I) District within 600 feet of a residential zoning district and use. This request includes a request to reduce the required 20' setbacks along 3rd Avenue and 10th Street to 0' on 3rd Avenue and 10' on 10th Street, to grant the existing structures legal nonconforming status. The property is located at 290 W. 10th Street, Yuma, AZ.

APPROVED

INFORMATION ITEMS

1. STAFF – IPAD DISCUSSION
2. COMMISSION
3. PUBLIC — Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN 5:19 PM

As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.